



Petition Number: 1908-DDP-13

Project Name: Burger King (Monon Crossing)

Subject Site Address: 819 E SR 32

Petitioner: Carrols Corporation

Representative: Jesse M. Pohlman, William Tres Development
Kyle Wrentmore, The Mannik & Smith Group

Request: Carrols Corporation requests Detailed Development Plan review of a 3,344 Square Foot Restaurant on 1.33 acres +/- in the Monon Crossing PUD District.

Current Zoning: Monon Crossing PUD

Current Land Use: Vacant

Approximate Acreage: 1.33 +/-

Property History: Monon Crossing PUD District (Ord. 18-54, 02/11/19)
Overall Development Plan & Primary Plat (1901-ODP-01 & 1901-SPP-01, 02/04/19)
Secondary Plat (1904-SFP-16, 04/2019)

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
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DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply:

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 22) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply:

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), Article 5.3 (State Highway 32 Overlay District), and Monon Crossing PUD District (Ord. 18-54, Section 8 – Development Standards):

- 40) Minimum Lot Area: No Minimum
- 41) Minimum Lot Frontage: 80 feet
- 42) Maximum Building Setback Line: 120 feet from State Highway 32
- 43) Minimum Building Setback Lines:
 - a) State Highway 32: 30 feet
 - b) 175th Street: 30 feet
 - c) District West Property Line: 10 feet
 - d) District East Property Line: No minimum
 - e) All Other (internal to District): No minimum

44) Maximum Building Height: 60 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply as applicable to a Detailed Development Plan:

45) Accessory use and Building Standards (Article 6.1):

- a) Screening of Receptacles and Loading Areas:
- b) Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.

46) Architectural Standards (Article 6.3)

- a) In addition to the Architectural Design Requirements of the Article 6.3 Architectural Standards and the Article 5.3 (J) shall apply, except as modified below.

73) Building Standards (Article 6.4)

- a) All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- b) Streetlight fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
- c) Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.

74) Fence Standards (Article 6.5)

75) Height Standards (Article 6.6)

76) Home Business Standards (Article 6.7)

77) Landscaping Standards (Article 6.8)

- a) Low Impact Design (LID) Considerations: Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for plantings shall be five gallons.

- b) Minimum Lot Landscaping Requirements:

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
	Required		
Retail Use (per acre @ 1.3 acre)	10	10	25
	Provided		
	10	10	163
	Remaining		
	0	0	0

- c) Foundation Plantings:

State Highway 32 Facing Façade (154 LF)		
One (1) shrub or ornamental tree per twelve (12) lineal feet		
Required	Provided	Remaining
3	7	0

- i) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

- d) External Street Frontage Landscaping Requirements:

- e) Buffer Yard Requirements:

- f) Parking Area Landscaping:

- i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following as defined by Ord. 18-54 Article 8.3(D)(i):

Number of Parking Spaces	% of Parking Area to be Islands
39	7%

- (2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

- ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Except as modified by Ord. 18-54 Article 8.3(D)(ii).

West Parking Area (164 LF)			
Plantings	Required	Provided	Remaining
1 tree per 30 linear feet	5	6	0
1 shrub per 3 linear feet	54	40 (+20)*	0
North Parking Area (104 LF)			
Plantings	Required	Provided	Remaining
1 tree per 30 linear feet	3	8**	0
1 shrub per 3 linear feet	34	42	0

Comment: Compliant.

***Including Monon Crossing Shrubs in addition.**

****Counting Trail Corridor Trees as part of Northern parking area perimeter plantings.**

(d) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

78) Lighting Standards (Article 6.9)

79) Lot Standards (Article 6.10)

80) Outside Storage and Display (Article 6.12)

81) Outdoor Café and Eating Areas (Article 6.13)

82) Parking and Loading Standards (Article 6.14)

83) Performance Standards (Article 6.15)

84) Setback Standards (Article 6.16)

85) Sign Standards (Article 6.17)

86) Vision Clearance Standards (Article 6.19)

87) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply:

88) Easement Standards (Article 8.3)

89) Monument and Marker Standards (Article 8.5)

90) Open Space and Amenity Standards (Article 8.6)

91) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

92) Storm Water Standards (Article 8.8)

93) Street and Right-of-Way Standards (Article 8.9)

94) Surety Standards (Article 8.12)

95) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (1908-DDP-13) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.